Development Management - Delegated Officer Report

Application Number: AWDM/0853/21 Recommendation – APPROVE

Site: 6 Greentrees Crescent, Sompting, Lancing

Proposal: Variation of Condition 3 of AWDM/1328/18 cladding (Hardie plant anthracite grey) on the north (side) elevation

Date of site visit: 8th October 2018 original application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

AWDM/1328/18

The application site is a semi detached bungalow within a street of similar style properties. The bungalow has been extended with rooms in the roof. Set back to the side of the bungalow is an existing detached single garage. Permission was granted in 2018 (AWDM/1328/18) to extend this garage building with an addition to the rear and increase in height with new flat roof. It was proposed to increase from 2.45m to 2.8m, with a greater increase at the rear due to the existing building have a sloping roof (increasing from 1.9m to 2.8m at the rear). Its length increased from 6.8m to 8.7m.

Permission was granted to convert the building to use as habitable space with the approved plans showing a living space, bedroom and bathroom. The garage door to the front was to be replaced with a window, a replacement window to the rear and double doors and a window to the side onto the garden of the application site. The application described the use of the building as ‘habitable room for use by friends/family.’

The current application seeks consent to vary condition 3 of AWDM/1328/18 the previous consent which stated that “

The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.”

The building has been completed and the applicant would like to clad the north side elevation facing toward the garden with grey cladding.

Sompting Parish Council: - Not received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As previously assessed the existing garage building is set back to the side of the property. It is behind double gates. Despite it being deeper and slightly wider it will not be clearly visible within the street scene. The removal of the garage door will have no impact upon the character and appearance of the dwelling or street scene this variation to the physical appearance of the building is not significant. The proposed cladding will be on the side of the building, not visible from the street scene and facing the garden of the property.

Residential amenity

As previously considered the main properties to be affected are no. 15 Cokeham Gardens directly to the south (side) and no. 14 to the east (rear). The proposed building will come closer to the boundary to the rear than the existing garage, (no. 14). There will still be spacing between the buildings, the increased height with new flat roof is also not considered to have any significant impact upon the occupiers of the property to the rear.

The garage is close to the side of no. 15 the increased height will be visible above the boundary fence. On balance this increased height and the depth will not give rise to a significantly detrimental impact here. The building is to the north of No.15 so there will be impact on sunlight to that property. The depth of the projection beyond the rear of No.15 is approximately 2m and does not breach a 45 degree line measured from the nearest ground floor rear window at No.15. Any impact would not be sufficiently harmful to warrant a refusal here.

With regards to the proposed use of the new building, the plans show no kitchen facilities and a bathroom, bedroom and living space. This suggests ancillary use with the description referring to the use for friends and family. The use of the building would be ancillary and incidental to the use of the main dwelling with no use as a separate dwelling and no persons to be employed from the building. A condition is

attached to ensure that this is the case. Used in this way the building will not give rise to any activity which would be out of character with the locality nor would it be detrimental to the amenities of the adjacent occupiers. Some concerns have been expressed by neighbours that the building could be let out as a separate unit of accommodation. With the safeguarding condition this will not be the case, the building could only be used ancillary, therefore protecting the residential amenities of the adjacent occupiers and the character of the locality.

The proposed cladding to the side elevation may be visible from neighbouring properties however it will face onto the garden of the property. It will not have any adverse impact with regards to light/outlook or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. standard time limit
2. materials to match with anthracite grey hardie plank cladding on the north side elevation.
3. restriction of windows
4. ancillary use only

Is recommendation contrary to letter(s) of representation? N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 4th June 2021

Authorised by: Peter Barnett Date: 7 June 2021